



78TH STREET/WSU PROPERTY CONCEPT PLAN



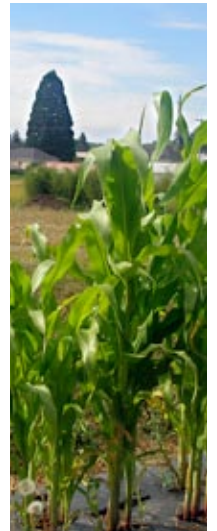
PURPOSE

In considering future options for the use of the 78th Street Property, the county is committed to first and foremost preserving the property's agricultural heritage and honoring its history as a poor farm by establishing uses that fairly and equitably benefit the community.

PRINCIPLES

To achieve the county's purpose for the site, the following principles will guide decisions.

- Celebrate our agricultural heritage.
- Interpret Clark County and WSU's presence at the site.
- Showcase and promote sustainable and commercial agricultural practices.
 - Secure, local, seasonal, organic, biodynamic farming, and permaculture.
- Support agricultural research that supports sustainable farming practices.
- Enhance community wellness and inspire life-long learning.
- Promote community volunteerism.
- Integrate a variety of activities and resources that provide community access.
- Reflect sound fiscal policy in decision-making matters.





1 POTENTIAL USES

The following elements are currently being considered as potential uses and were vetted through the Guiding Principles by the Sounding Board.

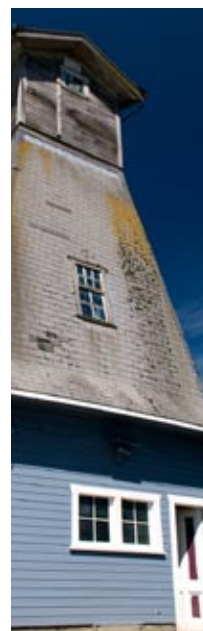
Community use/recreation elements

- **Include a restaurant** tied to local food production.
- **Provide community meeting space** through facilities onsite; either in the main historic building and/or the Clark County Food Bank/WSU Extension offices.
- **Develop a multi-modal path/trail** that could include interpretive signage explaining the historic nature of the site as the former Poor Farm as well as interpretive signing explaining the agricultural practices employed at the site.
- **Build a community commercial kitchen/classroom** as part of the Clark County Food Bank for community use.
- **Improve 68th Street** to include street widening and sidewalks for safety and community access.
- **Build a viewpoint shelter** for community use and to showcase the views of Mt. Adams, Mt. St. Helens and Mt. Hood.
- **Establish a working demonstration farm** for community learning.
- **Provide space for a police substation** (Clark County Sheriff's Office.)



Education elements

- **Teach commercial and personal farming** to the community through programs such as Clark College and WSU.
- **Education-based agricultural center** for demonstrations and workshops sponsored by programs such as WSU, Clark College, the Food Systems Council, etc.
- **Model/demonstrate growing personal gardens** taught by local experts such as Master Gardeners, Clark College, WSU, etc.
- **Outdoor community learning programs** for local youth sponsored available to Clark County school districts.
- **Enhance existing wetland areas** for water quality restoration and riparian areas demonstration purposes.
- **Develop surface water/rain water demonstration projects** for community learning purposes.



Sustainable farm, food and garden elements

- **Establish a food cooperative** (a community owned grocery store) with products ranging from fresh produce to cleaning supplies and more. The Vancouver Food Co-op is already established and working on opening a food co-op. *For more information go to the Vancouver Food Co-op Web site at www.VancouverFood.coop or call (360) 694-8094.*
- **Encourage a produce stand/storefront** to sell local produce harvested from the site.
- **Establish a farmer's market** for local farmers to sell their produce (not crafts).
- **Include a start-up incubator/learning program** for new farmers.
- **Consider leasing some land** for commercial crop production.
- **Replace the Master Gardener greenhouses.** The Master Gardeners Foundation currently works at the site, primarily in the existing greenhouses. Clark County expects to continue this relationship. The Foundation generates proceeds through their annual plant sale conducted at the site that supports a wide range of horticultural outreach activities. *For more information, go to www.clark.wsu.edu/volunteer/mgl.*
- **Develop community gardening plots** that may include raised bed garden plots to be gardened organically year-round by local community residents.
- **Create hillside plantings** of berries, grapes, and other types of terraced farming.

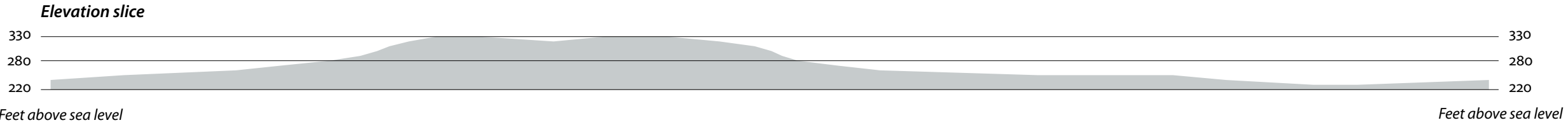
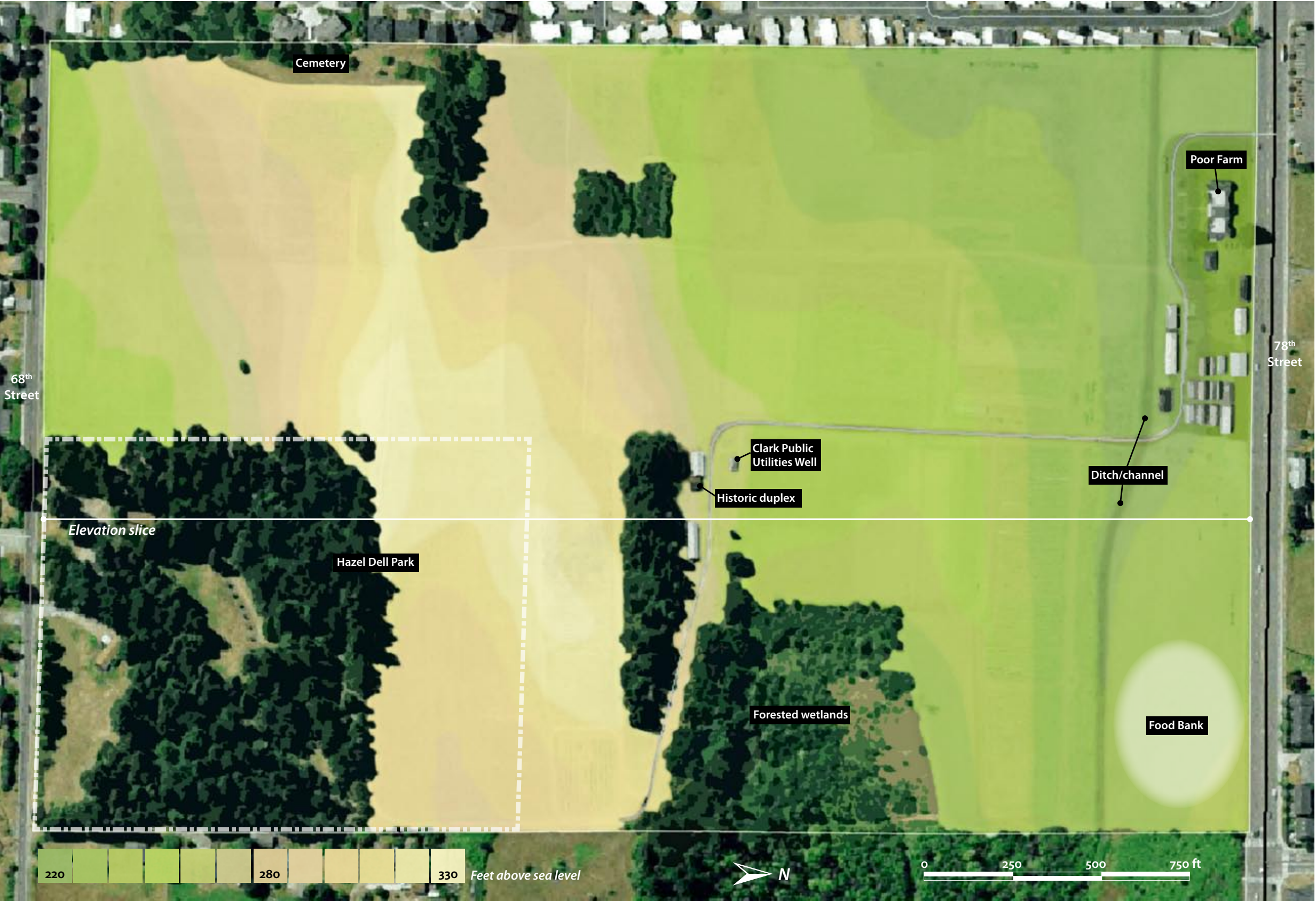


Historic preservation elements

- **Relocate the Kapus Farm historic buildings** from their current location in Ridgefield to establish a sustainable working demonstration farm. *For more information visit www.clark.wa.gov/longrangeplan/historic/reg-properties/kapus.html.*



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2 INTERIM USES

The following projects may be conducted by Clark County on an interim basis this summer.

- **Community gardens, hillside terracing and a weekday farmer's market** may begin on an interim basis this summer (prior to the Master Plan being completed) and will be intended to determine how successful each project will be as a permanent use of the 78th Street/WSU site.
- Clark County will also be using the property for **limited farming practices** and to **temporarily house landscaping trees** that were a gift to the county to be used for landscaping community parks and planting strips.



3 PERMANENT USES

The following are projects and site features that are either currently underway or are determined as permanent uses for the site by Clark County.

Community use/recreation elements

- **Explore expansion of Hazel Dell Park** to include acreage lost during the original development of the park.

Sustainable farm, food and garden elements

- **Build a new Clark County Food Bank** dedicated to alleviating hunger and its root causes in partnership with WSU Extension programs to offer nutrition education and gardening classes.
- **Relocate WSU Extension staff and programs** from their current location at the CASEE Center to the 78th Street/WSU site; sharing space with Clark County Food Bank (The Master Gardeners, a WSU Extension program, will remain at the 78th Street/WSU site). *For more information about WSU Extension, go to www.clark.wsu.edu/.*



Historic preservation elements

- **Transfer the Wooden Silo** from 119th Street and 72nd Avenue to the 78th Street/WSU site for historic preservation purposes.
- **Restore the existing buildings** including the main building on 78th Street, the barn/shed and the Poor Farm Duplex for historic preservation purposes.
- **Preserve the Poor Farm Cemetery** site for historic purposes.



Public facilities

- **Retain the Clark Public Utilities Well** and the necessary 100 foot buffer.

PROCESS

Following the public workshop, a public online preference survey will be made available on or before April 17 at www.clark.wa.gov/78WSU. The survey will provide the public with an opportunity to further refine the potential future uses for the site and provide general comments and ideas.

A master planning process is slated to take place after the concept plan is established later this year and will provide a method for establishing the finer details of the site, including design, building architecture and landscaping. The concept planning process currently underway is intended to outline the broader uses for the site and is anticipated to be complete by the summer of 2009.

For more information, please visit the project Web site www.clark.wa.gov/78WSU or contact, Adrienne DeDona, JLA Public Involvement at (360) 993-0025, e-mail adrienne@jla.us.com.

